

Indiana Site Certified Program

Threshold			
Documentation Needed	Silver	Gold	Prime
Size of site	None	Minimum of 20 contiguous acres	Minimum of 30 contiguous acres
Distance to highway	None	5 miles from state highway transportation	2.5 miles from state highway transportation

A. Community Support (Executive-Level Local Government Official Support)			
Documentation Needed	Silver	Gold	Prime
Letter from Chief Elected Official	Yes	Yes	Yes
Letter from Applicant with summary of qualification of site for shovel ready program	Yes	Yes	Yes

B. Site Ownership/Control (Clear Title or Development Option)			
Documentation Needed	Silver	Gold	Prime
Letter from property owner/option holder stating that site is for sale/lease. Letter signed by property owner stating: 1) Unequivocal willingness to transact with any legal party/developer, 2) Person is legal owner with full authority to transact, 3) Price OR Current real estate listing agreement may substitute for letter OR Copy of option agreement	Yes	Yes	
LUG, LEDO, or REDO must own the property or have option agreement with property owner			Yes
Fifty-year title search including: 1) Copies of results and findings 2) Letter stating time period covered in search	Yes	Yes	Yes
Title and encumbrance report	Yes	Yes	Yes
Copies of current property tax records	Yes	Yes	Yes

C. Local Zoning Ordinances (Identification of current zoning & proof of special taxing district)			
Documentation Needed	Silver	Gold	Prime

Official letter from local zoning official providing proof of adopted ordinances and permitted uses of site	Plan to discuss how site will overcome lack of zoning	Yes	Yes
Highlight excerpts from adopted zoning ordinance		Yes	Yes
Relevant portion of zoning map		Yes	Yes
Narrative with a map of land use descriptions of adjacent properties	Yes	Yes	Yes
Menu of tax incentives available identified			Yes

D. Maps (Identification of boundaries & infrastructure)

Documentation Needed	Silver	Gold	Prime
ALTA survey	Yes	Yes	Yes
Site map Showing site layout and location	Yes	Yes	Yes
Topographical map using LIDAR	Yes	Yes	Yes
Aerial Map	Yes	Yes	Yes
Plat map showing site (if site is platted)	Yes	Yes	Yes

E. Environmental

Documentation Needed	ISR-Silver	ISR-Gold	Prime
100-year flood plain map of site and environs. (To be provided by FAST Team)	Yes	Yes	Yes

<p>1) Soil Borings/ Geotechnical Study</p> <p>a) Geotechnical Report conducted by a Soil Engineer and supporting information based on the following standards:</p> <p>i) Brief summary highlighting relevant report sections of Geotechnical Study</p> <p>(1) Sample soil borings on soil conditions and stability taken at the site, burying capacity</p> <p>(2) Identify soil type at site</p> <p>(3) Exact number of soil borings will be based on the site's acreage meeting the requirement of one soil boring for every ten acres of land</p> <p>(4) 20 feet is the accepted minimum depth for soil borings or auger refusal</p> <p>ii) Map to scale depicting location and depth of soil borings</p> <p>iii) Brief summary highlighting any known risk factors including seismic vibration/activity, fault lines, sink holes or past undermining</p> <p>iv) Copies of all reports data and/or documentation</p>			
Inclusion of mapping of the site to verify seismic hazard %g for 2% in 50 years peak ground acceleration (PGA).		Yes	Yes
<p>Phase I report and supporting information based on ASTM standards E 1527-13. Any materials and records requested Appendix III. Including 1) Brief summary highlighting relevant report sections of Phase I, 2) Copies of all reports, data and/or documentation, brief summary regarding Phase II (if relevant), 3) Brief summary highlighting issue and indicating if further investigation is planned regarding known contaminants (if relevant) Disclosure Document.</p>	Phase I w/no RECs or Phase II	No recs or site clear	No recs or site clear
Phase II Report following the identification of a Recognized Environmental Condition (REC) during the Phase I Environmental Assessment. Includes collection of soil samples and/or groundwater and surface water. Only required if the Phase I Environmental Assessment identified REC (s).	Based on Phase I	Based on Phase I	Based on Phase I
IDEM Air Quality Maps with county clearly marked	Yes	Yes	Yes

Wetland delineation report conducted by trained professional. A map to scale depicting the location, extent and wetlands/waters.	Yes	Yes	Yes
USACE jurisdictional determination	Yes	Yes	Yes
If except isolated wetlands are present, document their location, extent and rationale for exemption.	Yes	Yes	Yes
Desktop archeological investigation- desk-top assessment will include a thorough investigation of documentary records, historical maps and plans of the area, photograph evidence, geological information as well as all relevant data from the local Historic Environment Record (HER)		Yes	
Archeological investigation- desk-top assessment will include a thorough investigation of documentary records, historical maps and plans of the area, photograph evidence, geological information as well as all relevant data from the local Historic Environment Record (HER) along with field inspections of the site.			Yes

F. Transportation (Capacity clearly defined)

Documentation Needed	Silver	Gold	Prime
Letter from INDOT district office addressing appropriate use of site. Copies of traffic impact study (if applicable)	Yes	Yes	Yes
Inclusion of site map indicating existing and permissible access	Yes	Yes	Yes
Inclusion of dated area wide maps or dated aerial photography with markers for selected destinations and primary routes.	Yes	Yes	Yes
Letter from rail service/ port provider demonstrating capability and commitment to service site.	Yes	Yes	Yes

G. Utilities (Capacity clearly identified and to the property line)

Documentation Needed	Silver	Gold	Prime
----------------------	--------	------	-------

Letter from water service provider detailing capacity, distance and service at site.	Capacity and distance defined	To property line or future build located in public right of way	To property line or future build located in public right of way
Letter from wastewater service provider detailing capacity, distance and service at site.	Capacity and distance defined	To property line or future build located in public right of way	To property line or future build located in public right of way
Letter from electric service provider detailing capacity, distance, and service at site.	Capacity and distance defined	To property line or future build located in public right of way	To property line or future build located in public right of way
Letter from natural gas service provider detailing capacity, distance and service at site.	Capacity and distance defined	To property line or future build located in public right of way	To property line or future build located in public right of way
Letter from high speed communication service provider detailing capacity, distance and service at site.	Capacity and distance defined	To property line or future build located in public right of way	To property line or future build located in public right of way

H. Miscellaneous (Demographics and workforce)

Documentation Needed	Silver	Gold	Prime
Identification of emergency, public safety and protective services, fire marshal, fire protection district chief or similar authority addressing adequate service for fire	Yes	Yes	Yes
Population & unemployment data including list and descriptions of major employers within 50 miles and list of similar-business closures in past two years within 50 miles	Yes	Yes	Yes